



Department of Health & Human Services

Services to End and
Prevent Homelessness

COVID Rent Relief

Phase 3

A Program of
the Department
of Health and
Human Services

www.mc311.com/rentrelief

Phase 3 of COVID Rent Relief

Eligibility Criteria – Up to \$12,000 per household

- COVID related income loss
- 50% Area Median Income (AMI) or below
- At least \$1,000 in rent arrears
- Have lived in Montgomery County since August 2020 or earlier

Family Size	Max. Annual Gross Household Income at 50% Area Median Income (AMI)	Max. Monthly Gross Household Income at 50% Area Median Income (AMI)
1	\$44,100	\$3,675
2	\$50,400	\$4,200
3	\$56,700	\$4,725
4	\$63,000	\$5,250
5	\$68,052	\$5,671
6	\$73,104	\$6,092
7	\$78,156	\$6,513
8	\$83,196	\$6,933

Targeting High Impact Neighborhoods

For Phase 2, DHHS developed a Homeless Prevention Index to evaluate neighborhoods in relation to COVID-19 impact, housing stress, and social determinants. This Index is being used in Phase 3.

This enables the program to use an equity lens, recognizing that communities of color have been significantly impacted by COVID, disproportionately experience homelessness, and are more likely to get evicted.

(Map available at bit.ly/mc-hpi-map)

Priority Given to Those:

- Households in high need census tracts
- Who have been unemployed for more than 90 days

Apply Regardless of:

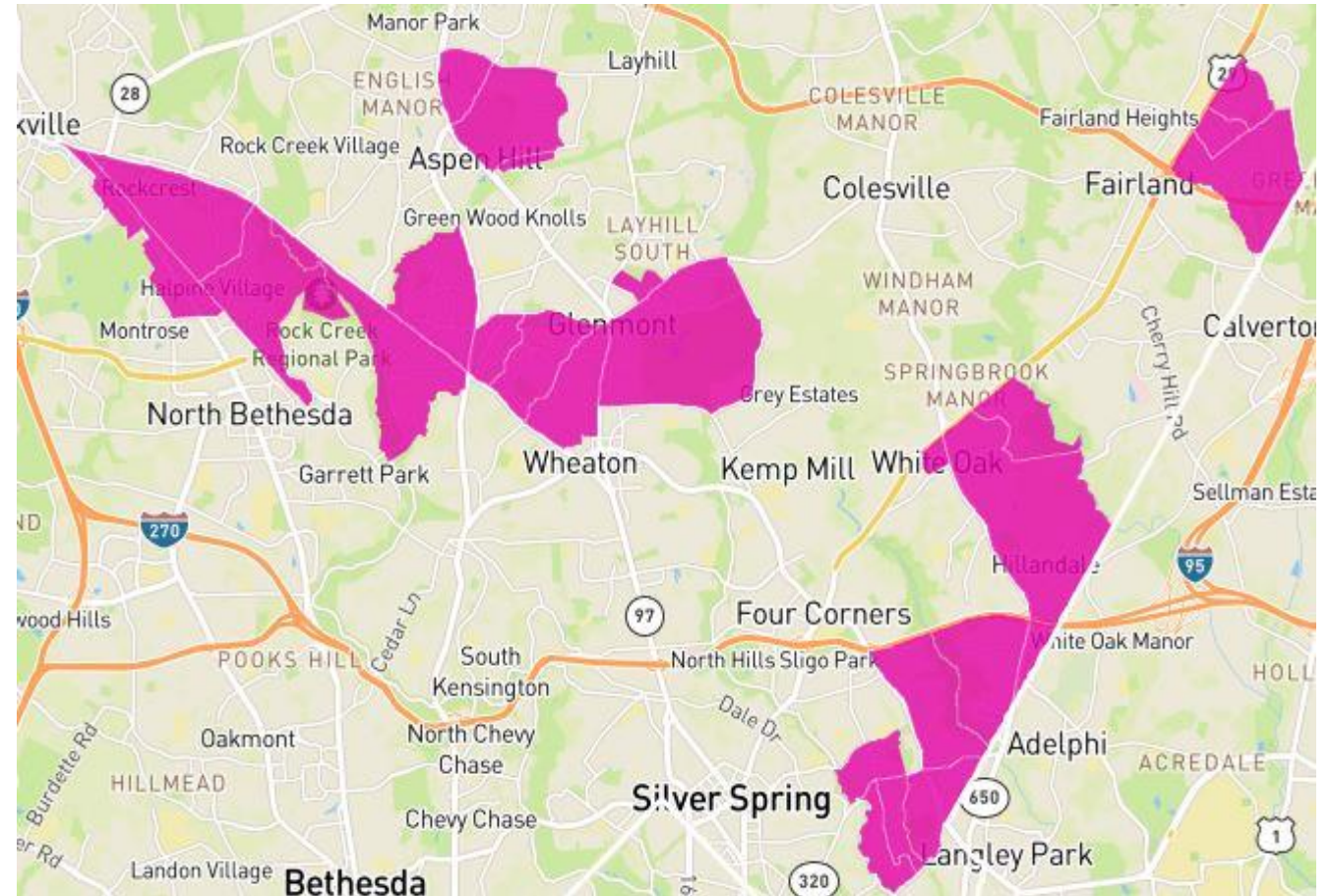
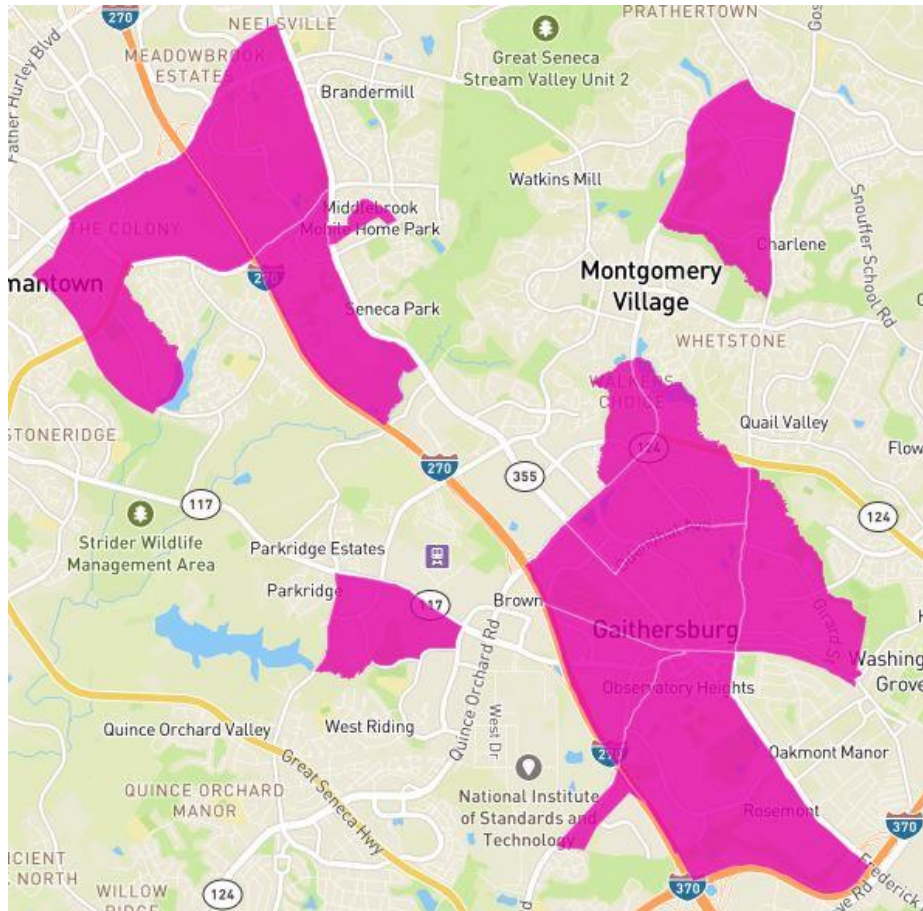
- Immigration status
- Formality of housing situation (e.g., renting a room or lease with a landlord)
- Receiving funds in Phase 1 or 2

Prioritized Neighborhoods Include Parts of:

Aspen Hill, Fairland, Glenmont, Gaithersburg, Germantown, Long Branch, Montgomery Knolls, Montgomery Village, Rockville, Wheaton, White Oak

TARGETING HIGH IMPACT NEIGHBORHOODS

MAP AVAILABLE AT ([BIT.LY/MC-HPI-MAP](https://bit.ly/MC-HPI-MAP))



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Landlords Need to Know

- Both Landlord and Tenant must participate
- Either Landlord or Tenant can start the application, but both must have their own account to verify the other's data**
- Landlord is asked to verify rental debt and monthly amount due
- Encourage tenants to apply by sharing program info, providing documents and offering use of computers/wifi**
- The award is based on amount owed and monthly rent responsibility
- This is a grant, not a loan
- Money is paid directly to landlords in most cases.**
- Everyone needs to complete the full application for Phase 3

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Landlords Need to Know

- If you manage multiple properties, you can use one Landlord account to start applications for tenants in all your buildings. However, if properties are registered separately as vendors with the County, you must complete a separate application for each vendor/payee site.
- Register with the County as a vendor if you have not already done so – www.mcipcc.net.



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The State of Maryland Says

To receive funding, landlords must agree to:

- forgive late fees, penalties, interest and legal fees;
- cancel any current eviction actions and not sue to evict while receiving program funds and for 30 days after;
- offer a lease renewal for a 90 day period if the lease is expiring/has expired



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Landlords Need to Know

- Application portal is a TWO STEP PROCESS – a pre-eligibility screening and then the actual application
- Applications require an email address but it does **not** have to be unique to the applicant
 - a property manager may help multiple households apply and use their office email address for all applicants
 - Separate accounts must be set up to access the tenant and the landlord application portals
- Application portal allows tenants to check application status
- Application available in 7 languages (English, Spanish, Chinese, Korean, Vietnamese, French, Amharic)
- Additional bilingual case workers have been hired to assist applicants and speed up delivery of funding outcomes

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Tips and Tricks

- Questions around uploading documents and file size
 - When uploading documents to support a tenant application, all files must be the same file type and cannot exceed 10 MB per file
- Must be registered as a vendor with Montgomery County's Central Vendor Registration System
- Be prepared with monthly rent, total owed, number of months behind, whether there is any other government assistance involved and how much, if any, the tenant has already paid and your TIN
- Make sure the Client Confirmation ID Number gets entered in the right spot –otherwise it slows down the processing time on your applications



...More to come!

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Joanna.miller@
mongtomerycountymd.gov



Joanna is Here to Help

-What I CAN do:

- Troubleshoot. I will accept emails and screenshots from you regarding any errors you may experience. I send these to our software vendor and then report back to you. I try to respond ASAP.
- Accept feedback. If I can make the system work better, or advocate for you to our software vendor, I will. It takes all of us to make this system work and I know it is not perfect (yet).

-What I CAN'T do:

- Complete applications for you.
- Expediate your property's applications.
- Share protected applicant information.

Summary

www.mc311.com/rentrelief for up to \$12k/ household.

Please spread the word and help your tenants apply.

Please be in touch with Joanna if you need help.

Apply Today!